



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
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WILLIAM T FUJIOKA
Chief Executive Officer

June 1, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: BALDWIN HILLS SLOPE REPAIR
CITY OF LOS ANGELES
ESTABLISH CAPITAL PROJECT
APPROVE CATEGORICAL EXEMPTION
APPROVE PROJECT BUDGET
CAPITAL PROJECT NO. 87093; SPECS. 7063
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

This action will establish the Baldwin Hills Slope Repair Project, approve the budget, and allow the Department of Public Works (Public Works) to design and carry out construction of the slope repair at Department of Parks and Recreation's (Parks and Recreation) property to ensure public safety.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the Baldwin Hills Slope Repair project is categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the project.
2. Approve Capital Project No. 87093, with a total project budget of \$384,000 for the Baldwin Hills Slope Repair Project, and authorize the Director of Public Works, or her designee, to carry out the project.

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#42 JUNE 1, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the project is categorically exempt from the California Environmental Quality Act (CEQA) and allow Public Works to design and deliver the Baldwin Hills Slope Repair Project.

The Baldwin Hills slope is located in the City of Los Angeles on the hillside below the properties of 4567 and 4571 Don Felipe Drive to the east of La Brea Avenue.

The project consists of repairing an approximate 20- by 40-foot slope area that is not easily accessible from La Brea Avenue. Approximately 150 cubic yards of soil from this area will be removed, and the area recompacted with either existing and/or imported soil. Provisions will be made during construction to provide for safe access to reach the site. Additional earthwork outside of the impacted area may be required for a temporary access road and staging area for the construction contractor. Work at the site will also include removal of existing plants and the placement of drought tolerant species. Temporary irrigation may be installed to assist in establishing the plants and stabilizing the repair area.

Parks and Recreation currently owns the hillside property where the repair is required. Parks and Recreation began proceedings to purchase the property on November 16, 2004, when your Board adopted the Agreement to Purchase Tax Defaulted Subject to Power to Sell Property, Assessor's Parcel Number 5028-021-014, for greenbelt purposes. On December 9, 2005, the Tax Deed to Purchase Tax-Defaulted property was executed and recorded.

In August 2007, Parks and Recreation requested Public Works to investigate and assess erosion damage to the slope caused by a broken irrigation line that was placed there by an adjacent property owner. Public Works prepared a geotechnical report and provided recommendations to address the erosion. The recommendations will be utilized during the design process. A corresponding cost estimate was also prepared to design and construct the repairs. As a result of discussions with the Chief Executive Office, Parks and Recreation, and County Counsel, it was determined that due to the cause and location of the slope damage, the project needed to be completed to ensure public safety.

Repair work on the slope may only occur outside the rainy season and will be performed by a Board-approved Job Order Contract (JOC).

Implementation of Strategic Plan Goals

The project supports the Countywide Strategic Plan, Provision of Community and Municipal Services (Goal 3) by providing Public Works services that proactively complies with environmental regulations in the areas of storm water and urban runoff, thereby improving the quality of life for residents of cities and unincorporated communities.

FISCAL IMPACT/FINANCING

The total project cost estimate of \$384,000 includes plans and specifications, consultant services, construction costs, change orders, and County services.

The project is fully funded with Extraordinary Maintenance funds. Sufficient appropriation is included in the Fiscal Year 2009-10 Capital Projects/Refurbishments Budget under Capital Project No. 87093. The Project Schedule and Budget Summary are included in the Attachment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Per your Board's Civic Art Policy adopted on December 7, 2004, the project cost does not include an allocation for the Civic Art Fund because the budget is below the \$500,000 threshold.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the provisions of CEQA. The project consists of slope repairs, including excavation and recompaction of existing and/or imported soil in the affected area. Existing invasive plants will be removed and replaced with drought tolerant species to assist in establishing the repaired area and stabilizing the slope. Temporary irrigation may be required. A temporary access road to reach the repair area is needed. The activities in this project have been determined not to have a significant effect on the environment in accordance with State CEQA Guidelines, Section 15301 (c) and (f), and the Environmental Document Reporting Procedures and Guidelines Section 15304(b) and Class (1)(x)(12,13, and 22), 1(f), and 4(b), adopted by your Board on November 17, 1987. The project involves no expansion of an existing use.

The Honorable Board of Supervisors
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Upon your Board's approval of the project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

Design services will be completed by Public Works' Design Division. Construction of the repairs will be completed through a Board-approved JOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services. Public Works will coordinate any impacts to traffic on La Brea Avenue with the City of Los Angeles.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Parks and Recreation; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:RB:zu

Attachment

- c: Executive Office, Board of Supervisors
- County Counsel
- Auditor-Controller
- Arts Commission
- Department of Parks and Recreation
- Department of Public Works
- Office of Affirmative Action Compliance

June 1, 2010

ATTACHMENT

**DEPARTMENT OF PUBLIC WORKS: BALDWIN HILLS SLOPE REPAIR
CITY OF LOS ANGELES
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Design	
Design Development	7/19/10
Construction Documents	9/20/10
Jurisdictional Approvals	10/28/10
Construction	
JOC Award	04/18/11
Substantial Completion	08/08/11
Acceptance	10/17/11

PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	N/A
Construction	
Low Bid Construction Contract	\$ 0
JOC Contract	130,000
Change Orders	19,500
Departmental Crafts	0
Youth Employment	0
ISD (Purchase Order)	0
Construction Consultants	3,000
Misc. Expense	50,000
Telecomm Equip – Affixed to Building	0
Civic Arts	0
Subtotal	\$202,500
Programming Development	\$ 0
Plans and Specifications	\$ 0
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	0
Geotech/Soils Test	6,000
Material Testing	0
Cost Estimating	0
Topographic Surveys	13,000
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Contract/Change Order	0
Other Re-Abandon Oil Well No. 269	0
Soil Report	0
Soil Testing	0
Subtotal	\$ 19,000
Miscellaneous Expenditures	\$ 0
Jurisdictional Review/Plan Check/Permit	\$ 3,500

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
County Services	
Code Compliance Inspection Only	\$ 25,000
Code and Quality Control Inspection	0
Design Review (CON/SWPPP)	4,000
Contract Administration	0
Project Management	40,000
Project Management Support Services	6,000
ISD Job Order Contract Management	0
DPW Job Order Contract Management	5,000
ISD ITS Communications	0
Project Security	0
Project Technical Support	6,900
Office of Affirmative Action	3,600
County Counsel	0
Other	18,500
Sheriff Job Order Contract Management	0
Design Services	50,000
Subtotal	\$ 159,000
Total	\$ 384,000